



Ye Olde Kings Head, Upper Street, Higham, CO7 6LB

welcome to

Ye Olde Kings Head, Upper Street

An opportunity awaits you with this wonderful four bedroom home situated in the picturesque village of Higham. Formerly a public house, this individual property is full of charm and character, being situated on a generous plot with five reception areas, generous mature gardens & off road parking.



Description

This stunning character home is situated in a popular village location with beautiful surrounding countryside. The property offers plenty of character with ample living accommodation and generous gardens. To the ground floor there are no less than five reception areas, kitchen, utility room and cloakroom. The first floor offers four bedrooms and a four piece family bathroom. Externally there is a large shingle driveway providing ample off street parking and stunning large mature gardens. Early viewing is essential to fully appreciate this unique property.

Entrance Door To:

Entrance Porch

With further doors to:

Entrance Hall

Radiator, stairs to first floor, doors to:

Lounge

17' 2" max x 14' 1" max (5.23m max x 4.29m max)
Sash windows to front and side, access to:

Dining Room

14' max x 11' 10" max (4.27m max x 3.61m max)
Window to side, brick chimney (blocked off).

Lounge 2

16' 1" x 12' 7" (4.90m x 3.84m)
Window to front, radiator, electric fire, door to:

Reception Area / Extension

Radiator, bar.

Third Reception Room

13' max x 12' 8" max (3.96m max x 3.86m max)
Window to side, radiator, cupboard.

Kitchen

21' x 9' 10" (6.40m x 3.00m)
Range of base and eye level units and drawers, work surfaces with inset sink and drainer, electric hob with extractor hood over, integrated oven, plumbing for washing machine, space for dishwasher, space for fridge/freezer, oil fired boiler, windows to rear, door to:

Utility Room

11' 4" x 9' 9" (3.45m x 2.97m)

Door to garden, space for appliances, door to:

Lobby

Door to Cloakroom, external door to side.

Cloakroom

Low level w.c., wash hand basin, radiator, window to side.

First Floor Accommodation

Landing

Airing cupboard, loft access, window to rear, doors to:

Bedroom One

17' 3" x 14' 6" (5.26m x 4.42m)
Windows to front and side, radiator.

Bedroom Two

15' 7" x 13' 1" (4.75m x 3.99m)
Windows to front and side, radiator.

Bedroom Three

13' 7" x 9' 4" (4.14m x 2.84m)
Window to rear, radiator.

Bedroom Four

14' 5" x 8' 7" (4.39m x 2.62m)
Window to side.

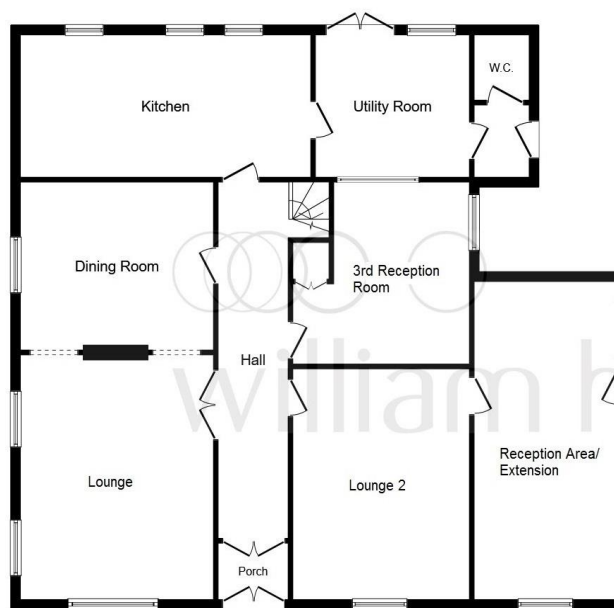
Bathroom

9' 10" x 9' 9" (3.00m x 2.97m)
Window to side, white four piece bathroom suite comprising shower cubicle, corner bath with shower attachment, wash hand basin and low level w.c. heated towel rail, tiled walls.

Outside

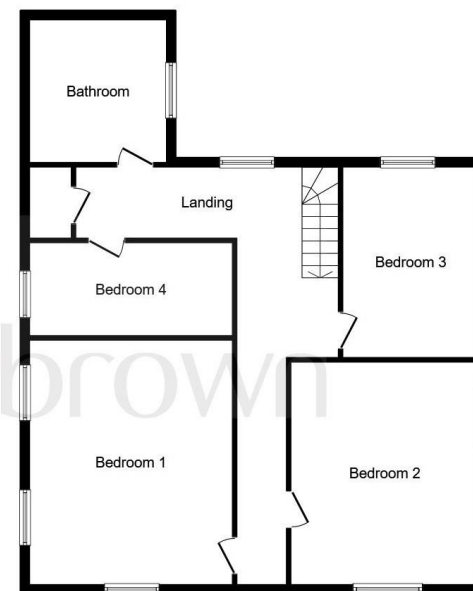
There is a shingle driveway providing off road parking.

There are large mature gardens which are mainly laid



Ground Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



First Floor

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welcome to

Ye Olde Kings Head, Upper Street

- Detached House - Former Public House
- Five Reception Areas
- Four Bedrooms
- Generous Gardens & Off Road Parking
- Modernisation Required
- Popular Village Location

Tenure: Freehold EPC Rating: F

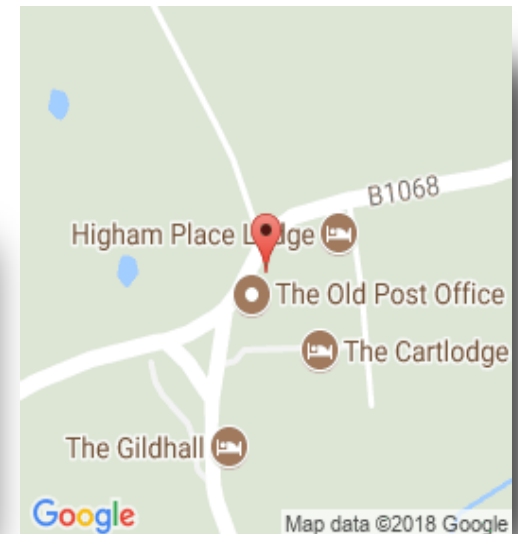
Offers In Excess Of

£550,000



directions to this property:

From Colchester proceed along the A12 towards Ipswich, take the B1029 exit towards Dedham/Stratford St Mary, turn left then immediately right onto School Lane, continue to follow School Lane, bear left with the road onto Higham Road, continue to follow Higham Road, on approaching the village turn right onto B1068 and the property can be found on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS114394 - 0004

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william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1
1JG



williamhbrown.co.uk